

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11085/2023

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

FRIDAY, JUNE 14, 2024
AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

By virtue of a Writ of Execution issued by plaintiff: Loan Funder LLC, Series 18119
To case no. 2023-11085

All that certain piece or parcel of land, situate in the Township of Bear Creek, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEING Lot Number 114 on a plan of lots entitled "Subdivision Plan of the Laurelbrook Estates" prepared by Packer Associates, Inc., dated July 1st 1998 and recorded in the Office for the Recording of Deeds in and for the County of Luzerne at Wilkes-Barre, Pennsylvania on October 3rd 2000, in Map Book Volume 137, pages 25 through 34.

For Information Only: Being Parcel No. 04-K12S4-003-016-000

Being also known as 71 Sandspring Road, Bear Creek, PA 18702

BEING MORE FULLY DESCRIBED IN A DEED DATED 12/12/2020 AND RECORDED 01/21/2021, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 3021, PAGE 19917.

Title to said premises is vested in: 71 Sandspring Rd Holdings LLC
Property being known as: 71 Sandspring Road, Bear Creek, PA 18702

Being Luzerne County tax parcel number and pin number 04-K12S4-003-016-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: 71 Sandspring Rd Holdings LLC

PROPERTY ADDRESS: 71 SANDSPRING RD, BEAR CREEK, PA 18702

UPI / TAX PARCEL NUMBER: 04-K12S4-003-016-000

Seized and taken into execution to be sold as the property of 71 SANDSPRING RD HOLDINGS LLC in suit of LOAN FUNDER LLC, SERIES 18119.

Attorney for the Plaintiff:
WEBER GALLAGHER SIMPSON ET AL
PHILADELPHIA, PA 215-972-7900

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania